

EQUESTRIA VILLAS

REZONING PROJECT NARRATIVE

Request to Rezone from R1-35 to R-5 Case # 304-PA-05

I. Project Overview.

This application requests approval of a zoning change from Single Family Residential/Planned Community District/ Environmentally Sensitive Lands (R1-35 PCD ESL) to Multi-Family Residential (R-5) on approximately 4 acres at 9975 McDowell Mountain Ranch Road, Scottsdale. The property is owned by The Judy A. Thomas Trust who proposes to develop the Property with either luxury condominiums/townhouses ("Equestria Villas" aka "Equestria")

A request for a Major General Plan Amendment from Cultural/Institutional to Urban Neighborhoods (the "Major GPA") has already been submitted prior to this Rezoning request.

II. Location/Access.

The subject property is located at 9975 McDowell Mountain Ranch Rd, approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road generally northeast of Westworld. The site is not within McDowell Mountain Ranch.

III. Property Characteristics.

The approximately 4 acre site is generally level with a non-functioning wash running through and the Old Verde Canal bisecting the property. Native vegetation is found predominantly around the canal and includes cactus, mesquite and palo verde trees.

IV. Proposed Project.

The future development plan will be a quality design and will be an exceptional place to reside. In order to further the preservation of Scottsdale's unique southwestern character, the plan will also consider the relocation of and utilization of the Old Verde Canal to be incorporated into the trail system proposed the City of Scottsdale.

V. Compatibility with Surrounding Properties.

The subject property is in an unique location within the City of Scottsdale surrounded by a variety of land uses including Westworld to the southwest, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

The applicant is justified in applying for its change of use because a substantial number of uses surrounding Westworld are also zoned R-5. It would be unreasonable to maintain the status quo of low density single family residences because there currently is no other single family residences that border Westworld.

The R-5 zoning adequately transitions the more intense use of Westworld to the south, the City of Scottsdale operated events and entertainment venue. McDowell Mountain Ranch Road and the SR zoning to the north of the subject is a buffer to proposed use. The vacant land adjacent to the subject's eastern boundary is currently zoned PCOC, a retail/commercial type use that wraps around the gasoline station and convenience store on the west corner of Thompson Peak Parkway and McDowell Mountain Ranch Rd – normally a transitional use would border this type of property, not single family homes. The State Land adjacent to the subject's southern boundary is scheduled for public auction in the Fall of 2005 – a recent public appraisal concludes with substantial analysis that the highest and best use of the state land is multi-family residential (R-5). The land to the west and south of the subject is currently under application for GP Amendment for uses similar to the subject.

If developed today, the subject parcel has a current zoning which would allow for approximately 1 home per acre - not a land use that is not compatible with 5 of the 6 immediately adjacent uses. The current zoning is a carryover from the former county zoning prior to the City's annexation of the property many years ago. The factors that have occurred since are: 1) the implementation and expansion of Westworld from a local and community equestrian facility into a regional and national events and entertainment venue, promoting private enterprise as an economic venture, 2) the creation of such transportation corridors such as Thompson Peak Parkway, McDowell Mountain Ranch Road, and the 101 Freeway, 3) the development of the industrial centers along the northwestern and southwestern borders of Westworld, 4) the development of multi-family residential development along the subject's entire southern boundry and along Westworld's planned planned northern border, as well as directly northeast of the subject site, and 5) the planned development of the Aquatic Center.

The R-5 zoning is compatible with other uses in the neighborhood, striking a balance between the uses of Westworld and other residential uses. Such use is found directly to the northeast of the subject, and along virtually the entire southern border of Westworld, along the northern planned border, and northeast of the subject.